

RESIDENTIAL

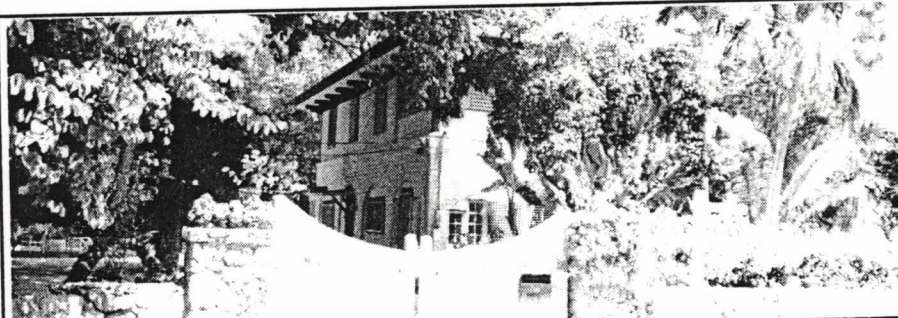
CK ONE:

Residential (Single Family)
Country Homes (Single Family)

1. of Photos
1.
2.
3.
Sketch
Fact Sheet
Special Instructions
Attach a Separate Note
or Photographer

ML#	Residential/City Miami		County Dade	Price \$325,000.00
St. & City	3939 Hardie Road, Coconut Grove			
Zon:	1	Section	Style	Poss Fund
Legal	E 15' of Lot 33 & all Lot 34 J. W. Ewan's Sub PBI/51			
Folio	01-41-29-015-0200	BR 1	Bath 2	Constr wood Yr Bldg
Taxes: \$8,129.00	Exmp N	Tax Yr. 89	BR Sz	
Prop Size	130 X 216	LR	DR	Area
1st Mtg. Bal.	F & C	Assum.	FamR	FlaR
Mtgee.	Int.	%	Kit	Eat-in
Pmts	Pl.		Den	Util
2nd Mtg. Bal.		Assum.	Porch Yes	Pool No
Mtgee.	Int.	%	Patio	Gar No
Pmts	Pl.		Drapes	Wind
Sewer	Septic X	City Water X	Well	Root Shingle
Gas	Easements			A/C wall
WF	SW	OF	GC	DOCK
Owner	L.A.P. L. Roth/F. Cunningham			
Otel	Phone/Eve 595-4670			
	L.O. FLYNN ASSOCIATES, INC.			
L.O.#	Phone 667-2568			
Fee to S.O.	3%			
Remarks: Unique Grove Home!!! Historical building on huge lot. Approx 1,953 Sq Ft. as per tax rolls of living area. Updated 3 years ago. Porches could be converted to bedrooms. Beautiful park lot. Being sold as exchange.				
Information herein is believed accurate, but not warranted. Dimensions approximate.				

OVER

	
FLYNN ASSOC., INC. 667-2568 #C0127195 FLYN 3939 HARDIE ROAD SM: J.W. EWANS SUB LE: ELS LOT 33 & ALL LOT 34 PB: 1 PG: 51 LR: DR: 3B: ZM: 1 1B: 2B: 1P: PI: 000 2M: TX: \$8,129 EQ: \$325,000 RF: MF: AP: 595-4670 LA: P.L. ROTH CP: 856-0407 L2 F CUNNINGHAM	
INFORMATION HEREIN IS NOT WARRANTED ES: JH: PONCE SH: GASLES DN: YR: 1925 FL: 02 1I: 00% 2I: 00% 2H: 0000 ON: W/H SC: 3%	
GO NORTH ON LEJEUNE RD FROM SUNSET TO LIGHT ON HARDIE RD. LEFT TO PROPERTY. SIGN IN FRONT. MARVELOUS HISTORICAL HOME ON LARGE PARK-LIKE LOT WITH CORAL ROCK WALL. BUILDING WAS ONCE BISCAYNE BAY YACHT CLUB AND WAS MOVED TO THIS SITE IN 1925. RENOVATED 3 YEARS AGO. VERY UNIQUE HOME WITH BEAMED CEILINGS AND HUGE ROOMS. 2 ENCLOSED PORCHES. BEING SOLD FOR A LIKE-KIND EXCHANGE. CALL P. L. ROTH FOR DETAILS EVES 595-4670	
SINGLE FAMILY COOL 2 WLL UNT SNGL-MTL WINDOW INTERIOR LOT KEY TO OFFICE	TWO STORY HEAT-GAS SPACE FRGLASS SHNGL MUNICIPAL WATR W/O HMSTO EXMP
2 BEDROOMS RANGE-ELECTRIC WOOD SIDING SEPTIC TANK	2 BATHS REFRIGERATOR 1 CAR CARPORT FREE & CLEAR
LR/DR DINING DISHWASHER NO POOL EXCHANGE	FLORIDA/FAM RM VAULTED CEIL .5-1 ACRE POSS-FUNDING